
Site Address: Unit 4, Hermitage Park, Harts Farm Way, Havant, PO9
1FA
Proposal: Variation of Condition 2 of Planning Permission APP/17/00075 relating
to amendment to approved drawings.
Application No: APP/21/00389 Expiry Date: 24/05/2021
Applicant: TP Property Company Limited
Agent: Mr Cornish Case Officer: Selina Donophy
Quod
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a warehouse with a distribution yard , storage unit and parking which is located along Harts Farm Way within the Hermitage Industrial Park. The site lies adjacent to the A27 to the north . To the west is a recycling facility . The site lies within Flood Zone 3, with a river to the south of the site and the Hermitage Stream to the west of the application site. The area features other large industrial buildings and associated car parking/concrete areas.

2 Planning History

APP/11/01470 - Consultation by Hampshire County Council for provision of a new Havant Household Waste Recycling Centre (HWRC) on the former Havant incinerator land, Harts Farm Way, Havant and an access road to the land to the Northwest of the former incinerator land., PERM,18/11/2011

99/52646/013 - Renewal of Planning Permission 97/52646/12 to continue use of land for storage of fibreglass moulds.
, TPP,16/12/1999

88/52646/001 - Deemed Consent as set out in Minute No. 17 - Erection of 4 no. Portakabins 'Pullman' series or similar in two decks as office accommodation for a temporary period of 12 months on land as shown edged red on plan no. 3758, UNK,12/01/1989

89/52646/002 - Use of workshop for the preparation of new and used vehicles and area outside for parking of vehicles, UNK,21/09/1989

94/52646/009 - Formation of bus fuel/wash bay and boundary fence and retention of portable building for office, WAD,12/12/1995

95/52646/010 - Change of Use of land for storage of fibreglass moulds (retrospective application), PERM,16/01/1996

96/52646/011 - Change of Use from bus depot to Class B8 (storage and distribution) and erection of portacabin to the south side of site
, PERM,23/09/1996

APP/13/00498 - Consultation on application to Hampshire County Council to vary condition 2 of Planning Permission APP/11/01470., NPW,02/02/2016

APP/13/00592 - Application for removal of Condition 13 of Planning Permission APP/10/00737., PERM,12/02/2014

APP/14/01264 - Proposed removal of stockpiled material and associated engineering operations, UNK,

APP/15/00959 - Variation to Condition No. 6 of Planning Permission APP/14/00708 relating to height increase of 2m to the approved building.(APP/14/00708 was a variation of Reserved Matter approval APP/13/00911). , PERM,20/11/2015
 APP/15/01089 - Discharge of Condition No. 5 of Planning Permission APP/13/00592., PERM,22/10/2015
 APP/16/00373 - County Matter application for variation of condition 12 of Planning Permission APP/13/00498 (to allow the acceptance of trade waste) at Havant HWRC, Harts Farm Way, Havant PO9 1HS., RNO,27/04/2016
 APP/17/00075 - Erection of 1No. warehouse and 1No. portacabin for storage and distribution purposes (Class B8) with associated open storage, access and servicing arrangements, car parking, landscaping & associated works, PERM,25/05/2017
 APP/17/00511 - Proposed Gas fuelled Capacity Mechanism embedded generation plant to support the National Grid., PERM,
 APP/17/00623 - 6no. non-illuminated fascia signs, 2no non-illuminated totem signs, 1no. non-illuminated post mounted sign and 1no. flag. , PERM,15/08/2017
 APP/17/00959 - Application for non-material amendments to Planning Permission APP/17/00075 relating to additional hardstanding area to north west end of site and relocation of diesel tank. PERM 27/09/2017

3 Proposal

Variation of Condition 2 of Planning Permission APP/17/00075 relating to amendment to approved drawings.

4 Policy Considerations

National Planning Policy Framework
 Havant Borough Council Borough Design Guide SPD December 2011
 Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS2	(Employment)
CS20	(Transport and Access Strategy)
DM12	(Mitigating the Impacts of Travel)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
 Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Drainage Engineer

No comments or observations.

Arboriculturalist

No objection providing the work is carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan.

Councillor D Guest - St Faith's

No comment

Councillor J Branson - St Faiths

No comment

Councillor T Pike - St Faith's

No comment

Environment Agency

We have reviewed the information as submitted and set out our position below.

Environment Agency position

We have **no objection** to the proposal as submitted.

Advice to Applicant Environmental Permit The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Parking
- (v) Trees
- (vi) Drainage / Flooding

(i) Principle of development

7.2 This is a Section 73 application and if approved, it effectively grants re-issuing the original permission and must repeat the relevant conditions unless they have been discharged. In this case there were no conditions that required discharging. It is therefore the impact of the proposed changes that are now under consideration. The site remains in the defined urban area, where development is considered acceptable in principle subject to development management criteria.

Relevant planning applications include :

APP/17/00075 - Erection of 1No. warehouse and 1No. portacabin for storage and distribution purposes (Class B8) with associated open storage, access and servicing arrangements, car parking, landscaping & associated works, PERM,25/05/2017

APP/17/00959 - Application for non-material amendments to Planning Permission APP/17/00075 relating to additional hardstanding area to north west end of site and relocation of diesel tank. PERM 27/09/2017

(ii) Impact upon the character and appearance of the area

7.3 This proposal seeks to vary Condition 2 of Planning Permission APP/17/00075 relating to amendment to approved drawings. The amendment comprises alterations to amend the area currently formed from stone plantings to form concrete paving . The west of the site and existing roadway is already formed from concrete - this proposal would result in concrete to the entirety of the site. The proposal is located within an industrial use area where concrete is a prevailing feature . The site would be partially obscured from the A27, north and west from the proposed and retained trees as approved in the landscaping plan approved under APP/17/00075 and reinstated with this

application.

- 7.4 In terms of visual impact, the scheme is considered acceptable and would not have an adverse impact on the appearance of the area and as such would accord with Policy CS16.

(iii) Impact upon residential amenity

- 7.5 There are no residential properties within close proximity to the site.

(iv) Parking

- 7.6 No alterations to parking are proposed.

(v) Trees

- 7.7 The landscaping plan shows the trees to be retained and new planting proposed as was approved under APP17/00075. Havant's Arboricultural Officer has been consulted in this regard and has no objection provided the work is carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan.

(vi) Drainage / Flooding

- 7.8 The applicant has provided an updated Flood Risk Assessment and the Environment Agency has been consulted in relation to this application and raised no objection. However, they have referred the applicant to the need to acquire an Environmental Permit. This will need to be undertaken separately from any planning permission by the applicant and an informative to this effect is recommended. Havant's Drainage Engineer has also been consulted and has no comment to make on this proposal.

8 Conclusion

- 8.1 This is a Section 73 application and its granting effectively re-issues the original permission and must repeat or amend accordingly the relevant conditions unless they have already been discharged. It is recommended to grant permission to vary condition 2 of APP/17/00075 to substitute the approved plans with those now submitted to include the revised concrete area.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00389 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Flood risk assessment uploaded on the 08.06.2021
Tree Survey Report uploaded on the 21.07.2021
Covering letter uploaded on the 23.04.2021
Landscape proposals uploaded on the 21.07.2021
100-P2 Proposed site plan
001 P2 Location plan
Materials Schedule received on the 24th April 2017 (via email)
Proposed cabin elevations and floor plans - KH-PLAN-CABE-1.6
Proposed north and south elevations - KH-PLAN-WARE1-1.6
Proposed east and west elevations - KH-PLAN-WARE2-1.6
Proposed warehouse floor plan - KH-PLAN-WARP-1.6
Construction Environmental Management Plan received on 17 May 2017.

Reason: - To ensure provision of a satisfactory development.

- 3 The development shall be carried out in strict accordance with the Construction Environmental Management Plan produced by Cullum Morris Powles, Revision Two 17 May 2017.
Reason: To protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), National Planning Policy Framework and with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.
- 4 The car parking, cycle parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The landscaping works shown on the approved Landscape Plan (uploaded on the 21.07.2021) shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved or within the first planting season following final occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 The proposed development shall be constructed and completed in full adherence to the Tree Protection Plan & Arboricultural Method Statement 'Tree Survey Report uploaded on the 21.07.2021'. Any variations to the details of the document and plans shall only be undertaken after the proposed variations have been agreed in writing by the Local Planning Authority.

Reason: In the interests of the future health and vitality of retained trees, and to comply with policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework